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Planning Commission Staff Report **ADDENDUM**

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
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THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
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MEETING DATE: SEPTEMBER 5, 2018

SUBJECT: DR18-113, GILBERT SPECTRUM BUILDING 1

STRATEGIC INITIATIVE: Economic Development

To allow for the development of a large business park.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-113, Gilbert Spectrum Building 1: Master site plan, site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.93 acres, generally located at the southwest corner of McQueen and Elliot Roads and zoned Light Industrial (LI) and Community Commercial (CC) all with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: SunCap Property Group
Name: Dylan Tomlin
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Denver, CO 80202
Phone: (720) 668-4983
Email: dtomlin@suncappg.com

Company: Suncap
Name: Jason Bria
Address: 6101 Carnegie Blvd. Ste. 180
Charlotte, NC 28209
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BACKGROUND/DISCUSSION

History of Gilbert Spectrum

Date	Description
<i>August 12, 1986</i>	The Town adopted Ordinance No. 470 (Z86-12) amending the Town zoning maps by changing the zoning classification from Agricultural (AG) to Planned Area Development (PAD).
<i>September 29, 1987</i>	Town Council adopted Ordinance No. 536 (Z87-12) amending the Town zoning map by changing the zoning classification from AG to Garden Industry (I-1) with a Planned Area Development (PAD) overlay.
<i>March 28, 2000</i>	Town Council adopted Ordinance No. 1257 (Z00-66) amending approximately 14 gross acres of the Fortune/Spectrum Astro PAD from Neighborhood Commercial (C-1) to Garden Industrial (I-1).
<i>May 11, 2000</i>	Design Review Board approved DR00-14 Spectrum Astro site plan and elevations
<i>May 17, 2005</i>	Design Review Board approved DR00-14 Spectrum Astro revised site plan and Buildings A1 and A2.
<i>March 13, 2008</i>	Design Review Board approved DR07-155 Gilbert Spectrum conceptual site plan for 80 acres, and detailed plans for 38 acres and 458,842 square feet of Light Industrial development.
<i>May 28, 2008</i>	Town Council approved Resolution No. 2884 (GP08-07), a minor General Plan amendment to change the General Plan Land Use Classification from Light Industrial (LI) to Community Commercial (CC), and Ordinance No. 2157 (Z08-02) change the zoning designation on an approximately 13.7 acres site from Light Industrial (LI) with a PAD overlay to Community Commercial (CC) with a PAD overlay for the Gilbert Spectrum.
<i>March 13, 2008</i>	Design Review approved DR07-155 Conceptual Overall Site Plan, Lots 1 and 2 Site Plan/ Landscape Plan/ Grading and Drainage/ Elevations/ Floor Plans/ Lighting/ Colors and Materials for Gilbert Spectrum. Approval expired.
<i>February 1, 2012</i>	Town Council approved Resolution No. 3111, a Minor General Plan Amendment changing 4.68 acres of Community Commercial (CC) to Light Industrial (LI) and rezoning Ordinance No. 2362 (Z12-01) from Community Commercial (CC) to Light Industrial (LI) all with a Planned Area District Overlay.
<i>April 9, 2015</i>	Design Review Board approved DR15-08 Overall Site Plan and Phase 1 improvements for Gilbert Spectrum and Master Sign Program. A portion of Phase 1 Improvements were installed, but Building 1 was not constructed.
<i>June 9, 2016</i>	Design Review Board approved DR16-15 Revised Master Site Plan for Gilbert Spectrum and Building 7 design package.

<i>August 1, 2018</i>	Planning Commission discussed DR18-113 Gilbert Spectrum Building 1 at Study Session.
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Overview

Gilbert Spectrum Business Park, located at the southwest corner of Elliot and McQueen Roads, is a ±63.37 acre project being developed by SunCap Property Group for the purpose of servicing prospective tenants wishing to locate in Gilbert. Gilbert Spectrum Master Site Plan conforms to the General Plan by providing buildings suitable for uses that are permitted within the existing zoning districts. The overall larger project is planned to provide approximately 754,000 square feet of light industrial and office uses. Gilbert Spectrum Business Park is being positioned to capture the higher end users looking to locate in a master planned and fully improved environment. The character and composition of the business park will be consistent with other business parks in the region, complete with landscaping and curb appeal and creating an environment conducive to the attraction and retention of Fortune 500 companies.

Currently, Building 7 is developed within Gilbert Spectrum, and some Phase 1 improvements (Building 1 site was not constructed) and some of the Master Sign Plan components. Two main vehicular access points to the business park are provided, one from Elliot Road and the other from McQueen Road. Each main access drive provides a promenade experience through the use of symmetrical gabion walls and corten steel monument signage on both sides of the entry, lush landscape with palm tree accents and pedestrian sidewalks set back from the drive aisle curbs. The Phase 1 Tract A development at the Palo Verde Street main entry drive has been completed along with project signage. The same landscape theme and signage was installed at the intersection of McQueen and Elliot Roads.

This submittal is for revisions to the overall Master Site Plan and Building 1 Design Review package. Building 1, within the Gilbert Spectrum Business Park, is being developed as a build-to-suit office/warehouse facility. The Building 1 site is approximately 8.93 acres net with a proposed one-story rectangular building consisting of 135,351 sf under roof with five (5) suites. The primary entrances and visitor's entrances to the suites face east along McQueen Road.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial and Community Commercial	Light Industrial (LI) PAD and Community Commercial (CC) PAD	Elliot Road then Sunrise Business Park and vacant land
South	Public Facility/Institutional	Public Facility/Institutional (PF/I) PAD	Mesquite High School
East	Shopping Center, Residential >3.5-5 DU/Acre, Public Facility/Institutional	Shopping Center (SC) PAD, Single Family-6 (SF-6) PAD, and Public Facility/Institutional (PF/I) PAD	McQueen Road then Oasis at the Islands Shopping Center, Martinique III at the Islands Subdivision, and Islands Elementary

			School
West	Light Industrial	Light Industrial (LI) PAD	Orbital building and Elliot Commons Industrial Park
Site	Light Industrial and Community Commercial	Light Industrial (LI) PAD and Community Commercial (CC) PAD	Vacant land and Gilbert Spectrum Building 7

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 2362	Proposed Building 1
Maximum Building Size	N/A	135,351 SF
Maximum Building Height (ft.)/(Stories)	55'/3 story	42'/1 story
Minimum Building Setback (ft.)		
Front	30'	105'
Side (Non-residential)	0'	0', Internal to the project
Rear (Non-residential)	0'	0', Internal to the project
Minimum Required Perimeter Landscape Area (ft.)		
Front	30'	30'
Side (Non-residential)	5'	0', Internal to the project
Rear (Non-residential)	5'	0', Internal to the project
Parking Spaces	190 Required	191 provided

DISCUSSION

(Sections in italics describe the changes made in response to comments from Planning Commission study session and staff review)

Master Site Plan

The overall Master Plan will be modified as users are identified and internal property lines are adjusted based on uses and parking needs. All of the buildings are depicted as single story, which make the buildings more flexible for various uses allowed within the Light Industrial and Community Commercial zoning districts. The buildings located at the Elliot and McQueen Roads intersection are zoned Community Commercial and are limited to a maximum of 50,000 sf each. Two main vehicular access points to the business park are provided, one from Elliot Road and the other from McQueen Road. An emphasis has been placed on creating a campus type business park; main vehicular drives are separated from parking drive aisles to minimize vehicle and large truck conflicts. The site plan shows where sidewalks are separated from drive aisles with pedestrian route connections to buildings and employee amenity areas. Each main access drive is intended to provide a promenade experience; the beginnings can be seen on Palo Verde Drive with landscape, gabion walls and corten steel monument signage with palm tree accents and pedestrian sidewalks set back from the drive aisle curbs. The Phase 1 Tract A development along Palo Verde Drive, monument signage and landscaping at the 50' x 250'

required landscape buffer at the intersection of McQueen and Elliot and Building 7 with associated parking have been completed along with a master sign program.

Building 1 Site Plan

The 8.93 net acre site for Building 1 consists of a 135,351 square foot 1-story warehouse building, 42' in height, with office space that will be built to suit. There are currently 5 suites proposed for the building of various sizes. The linear length of the building (778'-8") will front along McQueen Road with the shorter sides (171' long) visible from the McQueen Road main project entrance and visible at the full motion entrance separating Building 1 from the future commercial corner. A parking field wraps the south and east sides of the building. A truck yard with loading docks will be located along the west side of the building surrounded by an 8'-tall CMU block wall. There are two proposed driveway entrances along Palo Verde Street and one proposed driveway entrance to the north of the site along a new private road, as part of this limit of work. *The employee amenity area has been relocated from the central retention area of the master site plan to on-site for Building 1 south of the building. The employee amenity area provides shade and benches with landscape around the perimeter. Benches have also been placed at intervals along the east side of the building as an additional amenity. Decorative paving has also been added on-site where sidewalks are connected at drive aisles. The parking screen wall has been enhanced with a corten steel frame staggered perpendicular to the length of the wall at intervals to tie into the monument signage.*

Landscape

The site is 19% landscape area that primarily consists of drought tolerant plants. The trees are Desert Museum Palo Verde, Live Oak, and Texas Mountain Laurel. The street theme tree Mondel Pine is utilized within the 30' wide landscape easement along McQueen Road. The pattern of landscape materials previously installed with Phase 1 is matched along the street frontage of Building 1. Large shrubs are Orange Jubilee, Mexican Bird of Paradise, Bougainvillea, Red Yucca, Desert Spoon, Regal Mist Deer Grass, and Baja Ruellia. Other materials include Gold Mound, agave, cacti, boulders and ½" DG. *Live oak trees have been added along the exterior of the yard wall along the main vehicular drive aisle to the west and additional trees have been added around the building emphasizing the entrances.*

Grading and Drainage

For Building 1, some retention is proposed along McQueen Road landscape frontage and the site is designed to flow to a retention basin west of Building 1, which will be used as a retention basin for the north portion of the business park. There is an existing basin at the southwest corner of the business park that receives storm water through a series of underground interconnecting pipes. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

Building 1's color scheme is consistent with the existing Building 7 color and materials pallet. The main body of the building will be concrete tilt panel painted "Sand Dune" and "Whole Wheat". The tenant entrances are recessed 3' from the main building plane with metal accent walls that are staggered 2' in front of the main building plane. Entrances are further accented through the use of metal panel awnings and vertical movement with form-liner concrete panel

with fluted rib form liner painted “Roxy Brown”. The two suite entrances at the corners of the building wrap around to the north and south elevations. Two other entrances have metal panel wing wall accents that extend the full height of the building. Windows near entrances are store front type windows starting from the ground to 10’ in height. All windows are located along the east elevation; glazing will be tinted blue and set in clear anodized aluminum frames.

The east elevation was revised to increase the thickness of material area that overall creates a cohesive building. The narrower segments of form liner concrete panel have been increased in width and the top portion of the building painted Sand Dune has been increased from 6’ to 8’ in height. The vertical movement at the parapets is 3’ in height difference at the intervals of tilt panel to form liner panel. The north and south elevations have been revised to now use all colors and materials; the pattern is reminiscent of the east elevation and gives a more cohesive feel to the building.

The tilt concrete panels are painted “Sand Dune” with the form-liner concrete panels painted “Roxy Brown” recessed 3’. There is some vertical movement at 2’ in height when the concrete form-liner accent is used along the north/south/east elevations. *The west elevation has been updated with the addition of color blocking. As this is the back of house the building plane is the same but 2’ of vertical movement has been added.* The back of house, west elevation, is concrete tilt panel painted Sand Dune and Roxy Brown and is lined with roll up doors and man doors. The west elevation, rear of building, will be surrounded by an 8’ tall CMU block wall with two security gates for the truck yard. *The yard screen wall has been staggered by 8 inches at intervals and painted Whole Wheat.*

Lighting

The lighting proposed for Building 1 consists of parking lot light poles, wall mounted lights, recessed down lights at entrances, and emergency wall mounted lights. The proposed wall sconces are mounted at 25’ high and will require the Planning Commission to meet the two additional findings of fact listed below:

- a. The fixtures are used for the purpose of: accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security or for service areas; and
- b. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.

Signage

Signage is not included in this approval. The project is part of the Gilbert Spectrum Master Sign Plan DR15-08. A Minor Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR18-113, Gilbert Spectrum Building 1: Master site plan, site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.93 acres, generally located at the southwest corner of McQueen and Elliot Roads and zoned Light Industrial (LI) and Community Commercial (CC) all with a Planned Area Development (PAD) overlay subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the September 5, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. Prior to issuance of a certificate of occupancy, Developer shall install at its sole cost and expense a southbound right turn decel lane on McQueen Road at the project driveway, unless a later date is agreed to in a deferral agreement executed by the Town. A revised site plan shall be provided to Planning staff depicting the McQueen Road decel lane prior to construction document submittal.
5. An eastbound decel lane shall be required on Elliot Road at the time of adjacent construction. A revised site plan depicting the Elliot Road decel lane shall be provided to Planning staff prior to construction document submittal.
6. A revised traffic study shall be submitted to the Town Traffic Engineer prior to construction document submittal. If any off-site improvements are required per the revised traffic report, the applicant shall be responsible for the improvements prior to certificate of occupancy, or shall contribute a cash-in-lieu payment, or shall enter into a development agreement with the Town.

Respectfully submitted,

Stephanie Bubenheim
Planner II



Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Master Site Plan
- 5) Site Plan and Detail Sheets
- 6) Landscape
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations

10) Floor Plans

11) Lighting

FINDINGS OF FACT
DR18-113, Gilbert Spectrum Building 1

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.
6. The fixtures are used for the purpose of: accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security or for service areas; and
7. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.